

081.A

0001

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

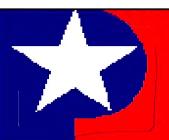
589,600 / 589,600

USE VALUE:

589,600 / 589,600

ASSESSED:

589,600 / 589,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 2  |        | GLENBROOK LN, ARLINGTON |

**OWNERSHIP**

|           |                             |         |   |
|-----------|-----------------------------|---------|---|
| Owner 1:  | CHENG CHRISTOPHER J/EMILY A | Unit #: | 3 |
| Owner 2:  |                             |         |   |
| Owner 3:  |                             |         |   |
| Street 1: | 2 GLENBROOK LANE #3         |         |   |
| Street 2: |                             |         |   |
| Twn/City: | ARLINGTON                   |         |   |
| St/Prov:  | MA                          | Cntry:  |   |
| Postal:   | 02474                       | Type:   |   |

**PREVIOUS OWNER**

|           |                         |
|-----------|-------------------------|
| Owner 1:  | JOHNSON EDWARD J-ETAL - |
| Owner 2:  | JOHNSON DOROTHY A -     |
| Street 1: | 2 GLENBROOK LANE #3     |
| Twn/City: | ARLINGTON               |
| St/Prov:  | MA                      |
| Postal:   | 02474                   |

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1987, having primarily Clapboard Exterior and 2286 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R4   | TOWNHOU     |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6052  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Land Size       | Building Value | Yard Items                     | Land Value | Total Value    | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|-----------|
| 102          | 0.000           | 589,600        |                                |            | 589,600        |                   |           |
| Total Card   | 0.000           | 589,600        |                                |            | 589,600        | Entered Lot Size  |           |
| Total Parcel | 0.000           | 589,600        |                                |            | 589,600        | Total Land:       |           |
| Source:      | Market Adj Cost |                | Total Value per SQ unit /Card: | 257.92     | /Parcel: 257.9 | Land Unit Type:   |           |

**PREVIOUS ASSESSMENT**

Parcel ID 081.A-0001-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 102 | FV  | 578,700    | 0         | .         | .          | 578,700     | 578,700       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 569,900    | 0         | .         | .          | 569,900     | 569,900       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 516,200    | 0         | .         | .          | 516,200     | 516,200       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 460,100    | 0         | .         | .          | 460,100     | 460,100       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 460,100    | 0         | .         | .          | 460,100     | 460,100       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 370,400    | 0         | .         | .          | 370,400     | 370,400       | Year End Roll | 12/11/2014 |
| 2014   | 102 | FV  | 351,300    | 0         | .         | .          | 351,300     | 351,300       | Year End Roll | 12/16/2013 |
| 2013   | 102 | FV  | 351,300    | 0         | .         | .          | 351,300     | 351,300       |               | 12/13/2012 |

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

| Grantor        | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| JOHNSON EDWARD | 45617-538 |      | 7/15/2005 |           | 420,000    | No | No  |       |       |
|                | 17219-244 |      | 7/1/1986  |           | 179,900    | No | No  | Y     |       |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount | C/O       | Last Visit | Fed Code | F. Descrip | Comment      |
|-----------|--------|----------|--------|-----------|------------|----------|------------|--------------|
| 1/28/2016 | 102    | Redo Kit | 19,000 | 1/28/2016 |            |          |            | Kitchen reno |

**ACTIVITY INFORMATION**

| Date       | Result   | By  | Name    |
|------------|----------|-----|---------|
| 11/18/2018 | Measured | DGM | D Mann  |
| 5/6/2000   |          | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

|                                 |             |                 |     |                                    |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
|---------------------------------|-------------|-----------------|-----|------------------------------------|-------------------|--------|-----|---------------------|-------------------------|--------------|--------|----------------------|------|-------|------------|--------------|--------------|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |             |                 |     | <b>BATH FEATURES</b>               |                   |        |     | <b>COMMENTS</b>     |                         |              |        | <b>SKETCH</b>        |      |       |            |              |              |  |  |  |  |
| Type: 8 - Condo TnHs.           |             |                 |     | Full Bath: 1                       | Rating: Good      |        |     | Building Number 1.  |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Sty Ht: 2 - 2 Story             |             |                 |     | A Bath:                            | Rating:           |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| (Liv) Units: 1                  | Total: 1    |                 |     | 3/4 Bath:                          | Rating:           |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Foundation: 1 - Concrete        |             |                 |     | A 3QBth:                           | Rating:           |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Frame: 1 - Wood                 |             |                 |     | 1/2 Bath: 1                        | Rating: Good      |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Prime Wall: 2 - Clapboard       |             |                 |     | A HBth:                            | Rating:           |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Sec Wall:                       |             | %               |     | OthrFix:                           | Rating:           |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Roof Struct: 1 - Gable          |             |                 |     | <b>OTHER FEATURES</b>              |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Roof Cover: 1 - Asphalt Shgl    |             |                 |     | Kits: 1                            | Rating: Good      |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Color: GREY                     |             |                 |     | A Kits:                            | Rating:           |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| View / Desir: N - NONE          |             |                 |     | Frl:                               | Rating:           |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |             |                 |     | WSFlue:                            | Rating:           |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Grade: C+ - Average (+)         |             |                 |     | <b>CONDOS INFORMATION</b>          |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Year Blt: 1987                  | Eff Yr Blt: |                 |     | Location: C - Corner View          |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Alt LUC:                        |             | Alt %:          |     | Total Units:                       |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Jurisdct:                       |             | Fact:           | .   | Floor: 1 - 1st Floor               |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Const Mod:                      |             |                 |     | % Own: 4.761899948                 |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Lump Sum Adj:                   |             |                 |     | Name: 37 - 6052                    |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |             |                 |     | <b>DEPRECIATION</b>                |                   |        |     | <b>REMODELING</b>   |                         |              |        | <b>RES BREAKDOWN</b> |      |       |            |              |              |  |  |  |  |
| Avg Ht/FL: STD                  |             |                 |     | Phys Cond: GD - Good               | 15. %             |        |     | Exterior:           | No Unit                 | RMS          | BRS    | FL                   |      |       |            |              |              |  |  |  |  |
| Prim Int Wall: 1 - Drywall      |             |                 |     | Functional:                        |                   | %      |     | Interior:           | 1                       | 5            | 2      | 0                    |      |       |            |              |              |  |  |  |  |
| Sec Int Wall:                   |             | %               |     | Economic:                          |                   | %      |     | Additions:          |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Partition: T - Typical          |             |                 |     | Special:                           |                   | %      |     | Kitchen:            |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Prim Floors: 4 - Carpet         |             |                 |     | Override:                          |                   | %      |     | Baths:              |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Sec Floors:                     |             | %               |     | Total:                             | 15.4 %            |        |     | Plumbing:           |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Bsmnt Flr:                      |             |                 |     | <b>CALC SUMMARY</b>                |                   |        |     | Electric:           |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Subfloor:                       |             |                 |     | Basic \$ / SQ: 245.00              |                   |        |     | Heating:            |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Bsmnt Gar:                      |             |                 |     | Size Adj.: 0.76246721              |                   |        |     | General:            |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Electric: 3 - Typical           |             |                 |     | Const Adj.: 1.00000000             |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Insulation: 2 - Typical         |             |                 |     | Adj \$ / SQ: 186.804               |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Int vs Ext: S                   |             |                 |     | Other Features: 42300              |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Heat Fuel: 1 - Oil              |             |                 |     | Grade Factor: 1.10                 |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Heat Type: 3 - Forced H/W       |             |                 |     | NBHD Inf: 1.35000002               |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| # Heat Sys: 1                   |             |                 |     | NBHD Mod:                          |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| % Heated: 100                   |             | % AC: 100       |     | LUC Factor: 1.00                   |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| Solar HW: NO                    |             | Central Vac: NO |     | Adj Total: 696963                  |                   |        |     |                     |                         |              |        |                      |      |       |            |              |              |  |  |  |  |
| % Com Wall                      |             | % Sprinkled:    |     | Depreciation: 107332               |                   |        |     | Juris. Factor:      |                         | Before Depr: | 277.40 |                      |      |       |            |              |              |  |  |  |  |
|                                 |             |                 |     | Deprecated Total: 589630           |                   |        |     | Special Features: 0 |                         | Val/Su Net:  | 257.92 |                      |      |       |            |              |              |  |  |  |  |
|                                 |             |                 |     |                                    |                   |        |     | Final Total: 589600 |                         | Val/Su SzAd: | 257.92 |                      |      |       |            |              |              |  |  |  |  |
| <b>MOBILE HOME</b>              |             |                 |     | Make:                              |                   | Model: |     | Serial #:           |                         | Year:        |        | Color:               |      |       |            |              |              |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |             |                 |     | <b>PARCEL ID</b> 081.A-0001-0003.0 |                   |        |     |                     |                         |              |        |                      |      |       |            | <b>IMAGE</b> |              |  |  |  |  |
| Code                            | Description | A               | Y/S | Qty                                | Size/Dim          | Qual   | Con | Year                | Unit Price              | D/S          | Dep    | LUC                  | Fact | NB Fa | Appr Value | JCod JFact   | Juris. Value | <b>AssessPro Patriot Properties, Inc</b> |  |  |  |
| More: N                         |             |                 |     |                                    | Total Yard Items: |        |     |                     | Total Special Features: |              |        |                      |      |       |            | Total:       |              |  |  |  |  |